

THE TRANSFER SET FORTH IN THIS INSTRUMENT IS FOR NO MONETARY CONSIDERATION.

THIS INSTRUMENT IS EXEMPT FROM RECORDATION AND TRANSFER TAXES PURSUANT TO MARYLAND CODE, TAX-PROPERTY, §§ 12-108(a) AND 13-207(a)(1); AND THE MONTGOMERY COUNTY CODE § 52-34(a)(B).

AFTER RECORDED, PLEASE RETURN TO:

Miles & Stockbridge
1201 Pennsylvania Avenue, NW
Suite 900
Washington, DC 20004
Attn: William R. Riggins, III, Esq.

Pertaining to Parts of Tax Identification Nos.:

- (1) 09-02302572; and
- (2) 09-01958712

SPECIAL WARRANTY DEED

THIS DEED is made this day 8th of February, 2021, by **THE CITY OF GAITHERBURG**, a municipal corporation of the State of Maryland ("Grantor"), to **THE BOARD OF EDUCATION OF MONTGOMERY COUNTY**, a body corporate and politic of the State of Maryland ("Grantee").

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid in hand by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, Grantor does hereby grant, bargain, sell, convey and assign to Grantee, Grantee's successors and assigns, in fee simple, all that lot or parcel of land situate, lying and being in Montgomery County, Maryland, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of two (2) separate tracts or parcels of land described as follows: (i) in a conveyance from Gaithersburg-King Property Partnership unto the City of Gaithersburg by deed dated January 9, 1980, and recorded in Liber 5496, at Folio 202; and (ii) in a conveyance from Gaithersburg-King Property Partnership unto the City of Gaithersburg by deed dated June 17, 1983, and recorded in Liber 6105, at Folio 849, both being recorded among the land records of Montgomery County, Maryland.

TOGETHER WITH the buildings and improvements erected, made or being on such land; all of the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appertaining to such land; and all right title and interest of Grantor in and to the land lying in the bed of any now existing public street, road, or highway in front of, adjoining, or servicing such land.

SUBJECT TO any and all easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record.

TO HAVE AND TO HOLD such land and premises above described or mentioned and hereby intended to be conveyed, unto Grantee, its successors and assigns, in fee simple, forever.

AND Grantor hereby covenants that Grantor has a good right to convey the land and the premises described above; Grantor hereby warrants specially the property hereby conveyed; and Grantor agrees to execute such further assurances as may be requisite.

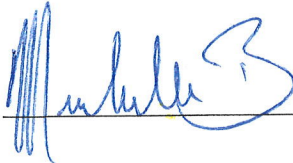
[Signature Page Follows]

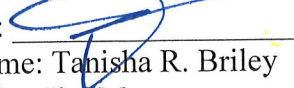
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed under seal as of the day and year first written above.

WITNESS:

GRANTOR:

THE CITY OF GAITHERSBURG, a
municipal corporation of the State of
Maryland



By:  (SEAL)
Name: Tanisha R. Briley
Title: City Manager

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

ss:

I HEREBY CERTIFY that on this 8th day of February, 2021, before me, a Notary Public in and for the State and County as aforesaid, personally appeared Tanisha R. Briley, known to me (or satisfactorily proven) to be the City Manager of Grantor, and that he/she, being authorized to do so, executed this document for the purposes contained in said document by signing the name of the municipal corporation in said capacity.

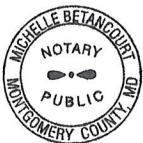
WITNESS my hand and official seal this 8th day of February, 2021.



Notary Public

[Notarial Seal]

My Commission Expires 1/23/24



Michelle Betancourt
NOTARY PUBLIC
Montgomery County
State of Maryland
My Commission Expires
January 23, 2024

ATTORNEY'S CERTIFICATION

THE UNDERSIGNED, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the foregoing deed was prepared by me or under my supervision.

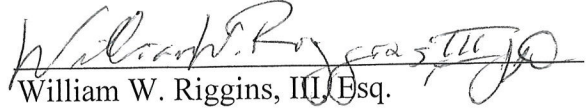

William W. Riggins, III, Esq.

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

That land designated as "Lot 2" as shown on that certain plat of subdivision entitled "Plat of Resubdivision, Lot 2 and Parcel A, Victory Farm (Liber 5496, Folio 202, Liber 5910, Folio 821, and Liber 6105, Folio 849, Plat Book No. 109, Plat No. 12762), Election District No. 9, City of Gaithersburg, Maryland, Situated Along the South Side of Victory Farm Drive, Approximately 350 Feet East of its Intersection with Girard Street, More Specifically at 400 Victory Farm Drive, in the City of Gaithersburg, Montgomery County, Maryland," recorded among the Land Records of Montgomery County, Maryland as Plat No. 25716.

☐ Baltimore City ☒ County: Montgomery
Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Deutsches Patentamt und ihre Abteilungen // Court of Trade Mark and Patent Administration

Space Reserved for County Validation